



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

**AGENDA**

**Regular Meeting – October 20, 2009**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

RECEIVED FOR RECORD  
STONINGTON, CT  
09 OCT 19 AM 11:51  
CYNTHIA LADWIG  
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Rob Marseglia (seated 10/6/09)
  - Chris Regan (seated 10/6/09)
3. Minutes
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances; A-2 survey waiver requests:
    1. **ZBA #09-17 Amelia Lord & Charles Parsons**
    2. **ZBA #09-20 Neil Goldman**
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **09-206ZON Taugwonk, LLC** - Install additional antennas on existing SBA Network communications tower & a 15 KW Diesel Generator with 80-gallon tank. Property located off Taugwonk Spur Rd., Stonington. Map 84, Block 1, Lot 3A. Zone LI-130.
    2. **09-194ZON Town of Stonington** - Install additional antennas on existing SBA Network communications tower & a 9'7" x 18.5' equipment shelter. Property located at 173 South Broad St., Pawcatuck. Map 37, Block 1, Lot 2. Zone M-1.
    3. **09-197ZON Phillip McClellan** - Install additional antennas on existing SBA Network communications tower & an equipment shelter. Property located at 811 Stonington Rd., Stonington. Map 75, Block 1, Lot 2A. Zones GC-60 (use) / RR-80 / RA-40.
    4. **09-215ZON Mystic Motor Inn, Inc.** - Construct eight balconies on existing motel structure. Property located at 3 Williams Ave., Mystic. Map 174, Block 12, Lot 10. Zone LS-5.
    5. **PZ0433SD Cocomo Brothers (applicant) Sam Sissisky (owner)** - Application for a 9-lot subdivision of a 21-acre parcel. Property located at Whaler Rd, Schooner Dr., & Cutter Dr., Mystic. Assessor's Map 162, Block 1, Lots 4-11, Map 162, Block 2, Lots 1-5, Map 163, Block 2, Lots 7-12; Map 163, Block 1, Lots 14-16; & Map 163, Block 2, Lot 17. Zones RA-20 & GBR-130. Request a five-year extension to complete outstanding improvements to approved subdivision.
6. Old Business:
7. Public Hearings:
  - A. **PZ0903RA Town of Stonington (PZC)** - Zoning Regulations Text Amendment to Section 9.4.4.2 which if adopted would allow other Town commissions, agencies and departments (not just PZC) to apply for a Zoning Map Amendment without the requirement to submit an A-2 survey or an impact statement for the subject properties. *Continued from 10/6/09.*
8. New Submittals:
  - A. **PZ0932SPM Masons Island Boatyard, LLC (Morehouse)** - Site Plan Modification application for construction of a 16' x 15' (800 sq ft) seasonal marina structure. Property located at 24 Old North Rd., Mystic. Assessor's Map 175 Block 2 Lot 4. Zone MC-80.

- B. **PZ0933SUP & CAM Wadawanuck Club** - Special Use Permit & Coastal Area Management Review applications to allow removal of 4 existing storage buildings and construction of a 1,857 sq ft single-story structure to be used for sailing instruction and equipment storage. Property located at 196 Water St., Stonington. Assessor's Map 100 Block 6 Lot 1. Zone MC-80.
- C. **PZ0934RA Lattizori Development, LLC** - Zoning Regulation (ZR) Amendment to add a Highway Transition Design District (HTDD) to create a mixed use zone for retail, commercial, office, and residential uses.
- D. **PZ0935SUP & GPP Bassam Awwa** - Special Use Permit and Groundwater Protection Permit applications for construction of a 4,026 square foot medical clinic with associated parking, landscaping, drainage, utilities, & new detention basin. Property located at 118 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 9. Zone LS-5.

Outstanding Minutes: #1404, September 15, 2009, approved, not signed; #1405, September 29, 2009, approved, not signed; #1406, October 6, 2009.

Mystic Middle School is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 860.535.5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.